

Tax Map ID #063.-04-03.0

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Richard & Allison Hourigan.

The proposal is for a permanent dock and boathouse on a nonconforming lot.

The involved Section of the Skaneateles Town Code is Section 148-8-9-A.1.a Nonconforming Lots- Lot Size.

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000 square feet, whereas the site plan reflects a proposed permanent dock and boathouse on a lot that is less than 20,000 square feet.

The property in question is located at **1690 Amerman Road** in the Town of Skaneateles, New York, and bears Tax Map ID #063.-04-03.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**Said Hearing** will be held on ***Tuesday, August 5, 2025, at 7:40 p.m.*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: July 3, 2025

EGGLESTON & KRENZER ARCHITECTS, PC  
The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

June 19, 2025

Town of Skaneateles Planning Board and ZBA  
24 Jordan Street  
Skaneateles, NY 13152

Re: Richard and Allison Hourigan- Shoreline Development  
Variance and Special Permit/Site Plan Review  
1690 Amerman Road Tax Map # 063.-04-03.0

### **NARRATIVE**

The property at 1690 Amerman Road is 11,654 SF, 104.1 ft of lake frontage and is 100 ft wide on a private road in the RF District and Skaneateles Lake watershed. It has a seasonal dwelling with 830 SF floor space and 523 SF building footprint including a small shed. The property is served by a septic holding tank. The ISC is 8.3% and TSC to 18.6%. The on-shore structures include steps and a gravel patio with a steel pile seawall that are 397 SF. The majority of the area within 50 ft of the Lake is steep slope greater than 30% and a stable shale cliff.

This application is to build an 8 ft wide permanent steel pile dock that is 384 SF and extends 40 ft from the lake line. A 10 ft x 16 ft boathouse with the flat roof deck 14 ft above high water will be at the south end of the seawall/patio with 90% of its footprint on land. The existing steps on land will be rebuilt in kind with a bridge to the boathouse roof deck and stairs to the existing patio area. The total on-shore improvements is 571 SF and total off-shore structures is 397 SF whereas 600 SF and 1,000 SF are allowed respectively.

The perimeter envelope is 2,026 SF. The side yard setback from the property line projected from the center line of the Lake is 11.0 ft on the north and over 70 ft on the south. The level of the dock will be at 100-year flood level (867.0 ft) and boathouse floor 867.5 ft. The lake bed at the east end of the dock is 9 ft below the dock level.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge.

A Special Permit is required for the Boathouse, Site Plan Review for the Dock and Stairs and Area Variance for the placement of on-shore structure on a lot less than 20,000 SF.

### **CONSTRUCTION SEQUENCE**

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock and boathouse.
- 3) Install dock, boat house and stairway on the steep slope bank.
- 4) After lake water is clear, remove floating silt curtain.

(315) 685-8144

*Member of the American Institute of Architects*

## AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The neighborhood is made up of various size dwellings both year-round and seasonal on non-conforming lots. The proposed on-shore and off-shore structures comply with all zoning requirements other than the lot size.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant cannot be achieved by any method other than an area variance. The property is less than the required 20,000 SF minimum size to avoid an area variance for most any development.

- 3) *Whether the requested area variance is substantial.*

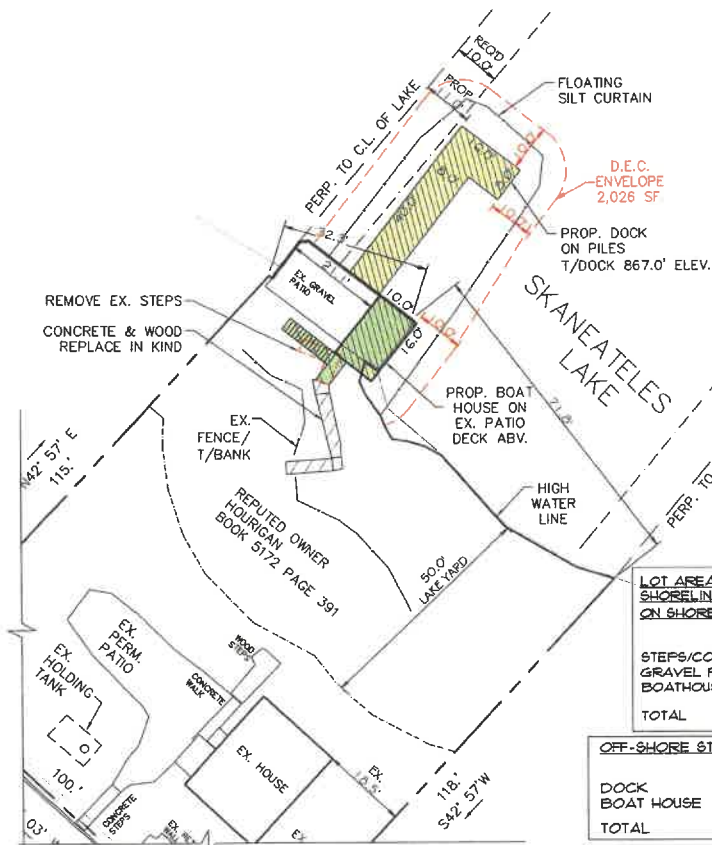
The requested variance is not substantial. If the lot area were 8,346 SF larger, no area variance would be required. The proposed on-shore structures meet all the required setbacks and zoning requirements.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC will increase to 9.6% whereas 10% is allowed. The TSC will increase to 19.0% whereas 20% is allowed. A floating silt curtain will be placed around the work area in the lake. Most of the work will be performed from a barge with minimal disturbance to the steep slope bank.

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

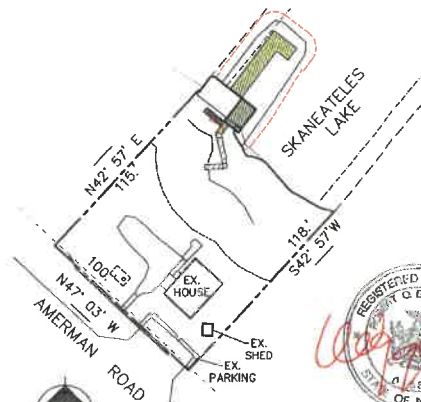
By virtue of making application, one can state that this is self-created. The lot is undersized from the minimum 20,000 SF lot and an area variance is required for most all redevelopment. The lot was conforming and developed before this change was made in the zoning law. The project conforms with all other requirements of the current zoning law.



### SITE PLAN

SC.: 1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 10/15/2018  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.



### KEY PLAN

SC.: 1" = 50' - 0"

LOT AREA 11,654 SF

### IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
HOUSE	523 SF	523 SF
SHED	35 SF	35 SF
CONCRETE WALK AND STEPS	57 SF	55 SF
PARKING	252 SF	252 SF
CURB	2 SF	2 SF
RET. WALL	100 SF	100 SF
BOAT HOUSE	---	147 SF
TOTAL	969 SF	1,114 SF
% IMPERMEABLE	8.3 %	9.6 %

### TOTAL COVERAGE

	EXIST.	PROPOSED
WOOD STEPS	154 SF	139 SF
GRAVEL PATIO	420 SF	285 SF
PATIO	625 SF	625 SF
PERM WALKS	0 SF	50 SF
PERMEABLE	1,193 SF	1,093 SF
IMPERMEABLE	969 SF	1,114 SF
TOTAL	2,168 SF	2,213 SF
% TSC	18.6 %	19.0 %

LOT AREA	11,654 SF	
SHORELINE	104.1' LF	
ON SHORE STRUCTURES 600 SF ALLOWED		
	EXIST.	PROPOSED
STEPS/CONC/WOOD	118 SF	139 SF
GRAVEL PATIO	420 SF	285 SF
BOATHOUSE	--- SF	147 SF
TOTAL	538 SF	571 SF

OFF-SHORE STRUCTURES 1000 SF ALLOWED		
	EXIST.	PROPOSED
DOCK	--- SF	384 SF
BOAT HOUSE	--- SF	13 SF
TOTAL	--- SF	397 SF

FOOTPRINT 6% ALLOWED	EXISTING	ALLOWED
HOUSE	523 SF	523 SF
SHED	35 SF	35 SF
BOATHOUSE	---	147 SF
TOTAL	558 SF	705 SF
% FOOTPRINT	4.8 %	6.0 %

### SITE PLAN

RICH & ALLISON HOURIGAN  
1690 AMERMAN RD.  
TN. OF SKANEATELES, NY

### architect

EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 23133

DATE:

19 JUN 2025

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